

# \$863,000 - 48 Seton Rise Se, Calgary

MLS® #A2196277

**\$863,000**

4 Bedroom, 4.00 Bathroom, 2,182 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

Welcome to your new beautiful home in the lovely community of Seton! This bright and spacious 4 bedroom and 3.5 bath home has 2940 sq ft of move in ready space with a pride of ownership, additional home office, builder upgrades, solar panels and backing onto a green space. Start each day in this open layout kitchen with a large quartz kitchen island that includes extra storage space underneath, Full size cabinets, a large pantry and quartz countertops throughout to keep you clean and organized. The large triple pane windows, 9ft ceilings and sliding patio doors bring in a flood of natural light and connect your main living area to the south facing deck (builder installed) with a brand new pergola for all of your BBQ's and outdoor activities. The dining and living room area gives you a functional space for entertaining guests or having all of the family in one spot with room to move around. The foyer is inviting with enough room for any busy family, including a 1/2 bath tucked next to the mudroom that connects to the attached double car garage. Upstairs you have 3 bedrooms, A sizeable bonus room with a vaulted ceiling, a home office, full 4 piece bathroom and an upper level laundry room! The primary bedroom is sunny and spacious with unobstructed panoramic views, a full 4pc ensuite and an oversized walk in closet. The two large secondary bedrooms are bright and can easily accommodate King size beds. The upper laundry room is conveniently located to keep your laundry organized and tidy. Down



on the lower level (developed by Builder) you have 9ft ceilings, a generously sized family room, a large bedroom and a 3pc bathroom. The front and back yard has been meticulously landscaped with decorative lights installed on the house in 2023. The home has been upgraded with A/C (2022), a Tankless Hot Water system, all windows are TRIPLE PANED GLASS plus 13 SOLAR PANELS(6KW) were installed in 2023 for reduced utilities and cash back on your energy bills. The garage door control and the home thermostat are also smart systems! This location is a short walk to the Seton YMCA, movie theatres, restaurants and grocery stores with the South Health Campus close as well. View this amazing home before it's gone.

Built in 2018

### **Essential Information**

MLS® #	A2196277
Price	\$863,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,182
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	48 Seton Rise Se
Subdivision	Seton
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3M 2V3

### Amenities

Amenities Other  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Double Vanity, High Ceiling, Smoking Home, Open Floor Lighting, Walk-In Closet(s), T  
Appliances Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 21st, 2025  
Days on Market 49  
Zoning R-G  
HOA Fees 375  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty



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